

MEETING NOTES
Based on Discussion of a Subcommittee of the
Urban Design Committee
Wednesday, December 5, 2001, 3:00 p.m.
Room 206, County-City Building
555 South 10th Street, Lincoln Nebraska

Members Present: Gordon Scholz, Mike Eckert, and JoAnne Kissel

Others Present: Steve Huggenberger (City Attorney's Office), Darrell Podany (City Council Office), Monique Dzingle (Zinger's Vending), Tracy Pageler, Craig Wanamaker, and Hans Wanamaker (The Cookie Company), Jeff Cole, Dallas McGee, and Carole Eddins (Urban Development), Ed Zimmer and Missy Minner (Planning)

Eckert noted that the minutes of the last meeting were distributed with the agenda packets.

Cricket wireless communication tower on City of Lincoln property, 2201 S 84th Street -

This is the last of the Cricket applications for Phase I of their build out. The site is behind the fire station on 84th Street. They sent out 150 notifications of a neighborhood meeting. Three people showed up to gather information. None were opposed to the tower. This will be a 150' monopole with a 4 carrier capacity, Cricket will locate at 135'. The City will own the pole, Cricket will rent space on the pole. Cricket will pay for the tower in exchange for the first 5 years of rent.

The existing emergency communication tower is used exclusively by the rural fire district. The RFD was not receptive to co-locating on the new pole because they don't want to have to pay rent for space on the pole. Technically they could be on the pole as there would be no equipment interference problems. Cricket looked at locating on the RFD pole, however it is very old and not structurally sound enough to handle their equipment. The new pole was designed so that the rural fire equipment could be placed at the top at the same height they are at on their pole. Huggenberger indicated that the rural fire district has stated that they are not willing to pay rent and he does not envision the City being willing to give up the space for free. He added that if the rural fire district wants to replace the pole, it will have to come before the UDC for review.

Members present agreed that co-location should be encouraged.

Vendor cart by Chad Dzingle -

Eddins indicated that the cart application has been sent to the various City departments. The applicant is aware of the limitations of the ordinance. Zimmer stated that this is the same type of cart that the Committee has seen and approved before.

Members present were comfortable with this application.

Wanamaker application -

Eddins indicated that this application is unique because it is a sidewalk café with no seating area. This has been reviewed by the Health Department and has passed all inspections. Fire prevention has approved this. The police will review the hours of operation. He is not able to provide refrigeration or a sink, so he will be located in front of The Cookie Company on 12th Street.

The machine was invented in Germany. This is the only one outside of Germany. Its patent has been approved, and a patent is pending in the United States. The applicant discovered this on a trip to Germany and decided to see if this would work in America.

Members present saw no concerns with this application.

Marketplace Square entertainment center -

McGee and Zimmer revisited the design guidelines created for Block 35 which is now Embassy Suites. The developer is interested in coming to the Committee to make a presentation, possibly in January.

The project would be nearly a full block. It would exclude 50' of O Street frontage. There have been discussions about 2nd floor extensions into the ROW. The Energy Square building extends into the ROW. Sartor Hamon also extends into ROW on 2nd level. The project is a 15-16 screen theater with the theaters on the 2nd floor. The first floor would be retail use. Most retail would have store frontage on all 4 sides of the block. With the ROW extensions, there would be 10,000 sq ft that would occur on 2nd floor, that does not occur on the first.

Members were encouraged to attend the upcoming community meetings. However that does not discharge the developer's obligation to bring this to the committee.

Issues to be included in the guidelines and discussion are:

- possible vacation or partial vacation of the alley
- how to deal with utilities in the alley
- maintaining street activity generated by downtown entertainment
- how to address parking
- encouragement of light, windows, and exposure inside and out
- the extensions into the ROW

Zimmer agreed to prepare draft guidelines that summarize the discussion of members for review by the full Urban Design Committee.